Book 1

WARRANTY DEED

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Angela M Lake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2001.

Shari A. Thompson
Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002.~~ 1-29-05
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 334 Goodlettsville Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda D. Cornwall	First Horizon Home Loans d/b/a First Tennessee Home Loans	150-1-230
(NAME) 434 Clearwater Drive	(NAME) P.O. Box 146	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Memphis, TN ,38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard J. Etters and wife, Leslie G. Etters, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda G. Cornwell HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 777, on the Plan of Section 16, Edge-O-Estates, as of record in Book 4175, page 157, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard J. Etters and wife, Leslie G. Etters by deed of record in Book 10591, page 586, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Leslie G. Etters by Richard J. Etters as her Attorney In Fact pursuant to recorded Power of Attorney ~~recorede~~ ~~simultaneously herewith~~ recorded in Instrument No. 20010507-0046504, said Register's Office.

ST ST

unimproved ☐
This is improved ☒ property, known as 434 Clearwater Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*This instrument is being re-recorded to acknowledge the correction of the Grantee(s) name.

RE-RECORD

Davidson County DEEDWARR
Recvd: 06/27/03 11:00 2pgs
Fees:12.00 Taxes:0.00
20030627-0089230

Davidson County DEEDWARR
Recvd: 05/07/01 09:05 2pgs
Fees:11.00 Taxes:369.63
[redacted]
20010507-0046505

Witness my/our hand(s) this 30th day of April, 2001.

Richard J. Etters

Leslie G. Etters
by Richard J. Etters
Its Atty-In-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of April, 2001, before me personally appeared Richard J. Etters, the person who executed the foregoing instrument on behalf of Leslie G. Etters and who acknowledged that he executed the same as the free act and deed of the said Leslie G. Etters, through Power of Attorney granted to him by the said Richard J. Etters.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2001.

Commission expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard J. Etters with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2001.

Commission expires: May 26, 2002

Notary Public